064.0	0002	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,500 / 826,500
					USE VALUE:	826,500 / 826,500
					ASSESSED:	826,500 / 826,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		RANGELEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JUDGE MATTHEW & GRACE J
Owner 2:	
Owner 3:	
Street 1:	61 RANGELEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COUGHLIN STEPHEN J & CHRISTINE -
Owner 2:	-
Street 1:	61 RANGELEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,383 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Asbestos Exterior and 2002 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9383.000	324,700	10,800	491,000	826,500
Total Card	0.215	324,700	10,800	491,000	826,500
Total Parcel	0.215	324,700	10,800	491,000	826,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.94 | /Parcel: 412.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

41270

GIS Ref

GIS Ref

Insp Date

11/17/18

!5564!

PREVIOUS ASSESSMENT

Parcel ID 064.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	325,400	10800	9,383.	491,000	827,200	827,200	Year End Roll	12/18/2019
2019	101	FV	258,100	11100	9,383.	456,000	725,200	725,200	Year End Roll	1/3/2019
2018	101	FV	258,100	11100	9,383.	456,000	725,200	725,200	Year End Roll	12/20/2017
2017	101	FV	258,100	11100	9,383.	399,800	669,000	669,000	Year End Roll	1/3/2017
2016	101	FV	258,100	11100	9,383.	364,800	634,000	634,000	Year End	1/4/2016
2015	101	FV	243,800	11300	9,383.	322,700	577,800	577,800	Year End Roll	12/11/2014
2014	101	FV	243,800	11300	9,383.	305,100	560,200	560,200	Year End Roll	12/16/2013
2013	101	FV	243,800	11300	9,383.	290,400	545,500	545,500		12/13/2012

PRINT

Date	Time
12/10/20	20:26:01

LAST REV

Date	Time
10/10/19	11:37:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5564

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COUGHLIN STEPHE	73132-362	1	8/19/2019		940,000	No	No		
COUGHLIN JOHN T	55141-554		8/10/2010	Family	600,000	No	No		
	12256-559		7/31/1972		37,000	No	No		N

USER DEFINED

Prior Id # 1:	41270
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	MEAS&NOTICE	BS	Barbara S
4/13/2009	Measured	372	PATRIOT
4/3/2009	Meas/Inspect	163	PATRIOT
4/18/2000	Entry Denied	270	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9383		Sq. Ft.	Site		0	70.	0.75	12									491,044						491,000	

Total AC/HA: 0.21540 | Total SF/SM: 9383 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 491,044 | Spl Credit | Total: 491,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.23139524
Const Adj.:	0.94510800
Adj $ / SQ:	145.475
Other Features:	66703
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398900
Depreciation:	74195
Depreciated Total:	324704

COMMENTS

EST BACK GATE LOCKED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

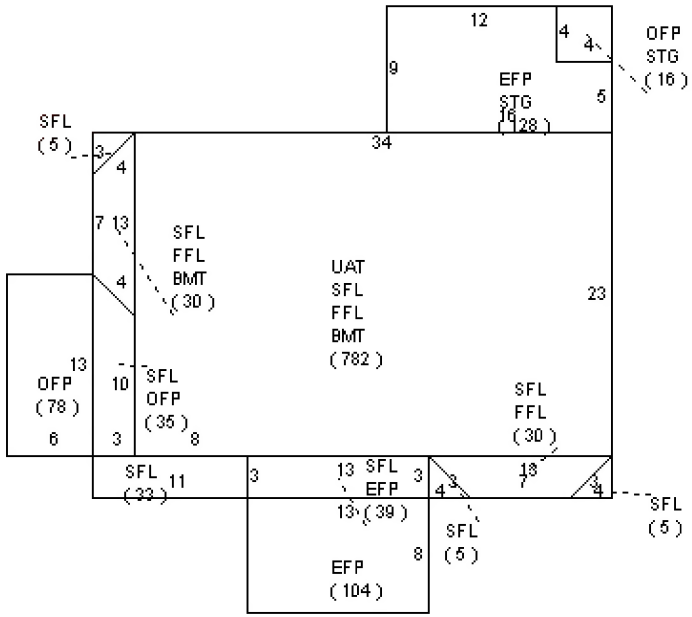
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	145.48
Special Features:	0	Val/Su Net:	96.69
Final Total:	324700	Val/Su SzAd	179.79

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	964	145.480	140,238
FFL	First Floor	842	145.480	122,490
BMT	Basement	812	43.640	35,438
EFP	Enclos Porch	271	35.230	9,546
UAT	Upper Attic	196	101.830	19,908
STG	Storage	144	6.980	1,006
OFP	Open Porch	129	27.680	3,571
	Net Sketched Area:	3,358	Total:	332,197
Size Ad	1806	Gross Are	3944	FinArea 2002

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 064.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1915	21.58	T	40	101			4,900			4,900
10	Pool-Conc.	D	Y	1	16X28	A	AV	1970	21.61	T	39.2	101			5,900			5,900

More:	N	Total Yard Items:	10,800	Total Special Featues:		Total:	10,800